



JERSEY CITY COVID-19 HARDSHIP ASSISTANCE PROGRAM

FREQUENTLY ASKED QUESTIONS

LANDLORDS/PROPERTY MANAGERS

What is JC-HAP?

The Jersey City COVID-19 Hardship Assistance Program (JC-HAP) will provide temporary rental assistance to low and moderate-income households that have had a substantial reduction in income due to the COVID-19 pandemic.

How will I know if one of my tenants will receive assistance through JC-HAP?

You will receive a notification letter from a JC-HAP nonprofit partner informing you that your tenant has been approved for assistance should they be selected in the application lottery.

For how long will JC-HAP provide assistance?

JC-HAP can cover up to three months of tenant rental arrears.

What proof do I need to show that I am the landlord/property manager?

You will need to provide a copy of a recent tax bill to verify that you are the legal owner of the property at which the tenant resides, as well as a copy of the lease between you and the tenant receiving JC-HAP assistance.

As a landlord/property manager, how will I receive payment from the JC-HAP program?

Landlords will receive payment via a check disbursed by the JC-HAP nonprofit partner through which the applicant/tenant applied.

How often will I receive payments?

JC-HAP will provide a one-time payment covering the tenant's rental arrears up to \$1,500.

Can JC-HAP cover utility payments?

Yes.

If a tenant moves out, can another tenant who is unemployed or impacted by COVID-19 be assisted with the JC-HAP funds?

JC-HAP assistance is not transferable to a tenant who has not applied to or been vetted by the program.

If a tenant moves before the approved subsidy, do I have to return the JC-HAP payments?

Yes. If funds are received after the original applicant/tenant has vacated the property indicated on their JC-HAP application, the payment must be returned in full.

If I have to return a COVID-19 emergency rental assistance payment, where do I send the check?

The check should be sent to the nonprofit that provided the payment.

Will the City of Jersey City inspect my property before I receive payment?

Inspections will not be required for payments to be issued.

How much payment will JC-HAP provide for the tenant?

JC-HAP will provide a one-time payment covering the tenant's rental arrears up to \$1,500.

Do I have to accept the subsidy?

Yes, you are signing an agreement with the City of Jersey to accept the subsidy. In addition, the State of New Jersey does not allow discrimination by source of income, including rent subsidies.

What if my tenant was approved for a subsidy, but had already paid the rent for the month(s) for which the subsidy was approved?

If your tenant has already paid their rent for the month(s) for which they were approved for assistance from JC-HAP, then you must credit the tenant the number of months covered by the subsidy following the termination of the program.

When can I expect my first rental payment?

Issuance of payment is reliant upon how quickly the tenant and landlord/property manager each provide the required documents for assessment of eligibility and processing to the designated JC-HAP nonprofit partner working with the tenant.

What if my tenant used their security deposit to cover the rent? Can the JC-HAP payment be used to replenish the security deposit?

No, if the tenant used their security deposit for their rent as allowed by law, the JC-HAP payment cannot be used to replenish the security deposit.

What can I do if have additional questions or need additional resources?

For additional questions or assistance, please email jchap@jcnj.org or contact one of the following collaborating nonprofit organizations:

- PACO | <https://pacoagency.org> | (844) 722-6432
- United Way of Hudson County | <https://unitedwayhudson.org> | (201) 492-2368
- WomenRising | <https://womenrising.org> | (201) 333-5700 ext. 552
- York Street Project | <https://yorkstreetproject.org> | (201) 451-9838
- Church World Service | <https://cwsjerseycity.org> | (201) 659-0467
- Welcome Home | <https://welcomehomerefugees.org> | (201) 851-6171